159.0	0001	0001.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	767,100 /	767,100
USE VALUE:	767,100 /	767,100
ASSESSED:	767,100 /	767,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
127		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BANKS LESLIE O/MARISE A
Owner 2:	
Owner 3:	
Street 1:	127 FLORENCE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BANKS LESLIE O--TRUSTEE -
Owner 2:	FLORENCE REALTY TRUST -
Street 1:	127 FLORENCE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1898, having primarily Vinyl Exterior and 1508 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	8	22E
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6093.000	343,700	1,400	422,000	767,100
Total Card	0.140	343,700	1,400	422,000	767,100
Total Parcel	0.140	343,700	1,400	422,000	767,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 508.69 | /Parcel: 508.69

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 105344
GIS Ref
GIS Ref
Insp Date: 07/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 159.0-0001-0001.B

!12376!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	343,700	1400	6,093.	422,000	767,100		Year end	12/23/2021
2021	101	FV	333,700	1400	6,093.	422,000	757,100		Year End Roll	12/10/2020
2020	101	FV	333,700	1400	6,093.	422,000	757,100	757,100	Year End Roll	12/18/2019
2019	101	FV	257,700	1400	6,093.	422,000	681,100	681,100	Year End Roll	1/3/2019
2018	101	FV	257,700	0	6,093.	355,600	613,300	613,300	Year End Roll	12/20/2017
2017	101	FV	257,700	0	6,093.	325,500	583,200	583,200	Year End Roll	1/3/2017
2016	101	FV	257,700	0	6,093.	277,300	535,000	535,000	Year End	1/4/2016
2015	101	FV	243,800	0	6,093.	241,100	484,900	484,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:32:59

LAST REV

Date	Time
11/17/21	10:19:08

mmcmakin

USER DEFINED

Prior Id # 1:	105344
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12376

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BANKS LESLIE O-	49553-596		6/4/2007	Family	10	No	No		
BANKS JEAN I	22515-80		10/20/1992		100	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/19/2006	604	Re-Roof	6,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
10/15/2008	Meas/Inspect	355	PATRIOT
12/22/1999	Inspected	263	PATRIOT
12/8/1999	Mailer Sent		
12/3/1999	Measured	272	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6093		Sq. Ft.	Site		0	70.	0.99	7									421,955						422,000	

Total AC/HA:	0.13988	Total SF/SM:	6093	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	421,955	Spl Credit		Total:	422,000

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	2 - Clapboard	25	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1898	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.34628642
Const Adj.:	0.99980003
Adj $ / SQ:	181.712
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	422273
Depreciation:	78543
Depreciated Total:	343730

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

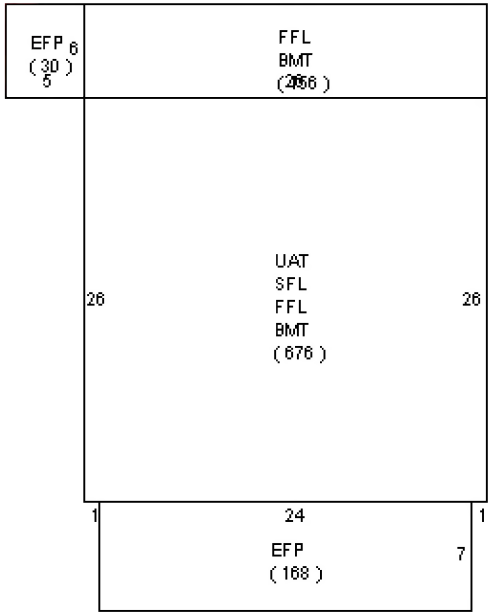
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	181.71
Special Features:	0	Val/Su Net:	126.97
Final Total:	343700	Val/Su SzAd	227.92

SKETCH



Sum Area By Label :
UAT = 676
SFL = 676
FFL = 832
BMT = 832
EFP = 198

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	832	54.510	45,355
FFL	First Floor	832	181.710	151,185
SFL	Second Floor	676	181.710	122,838
EFP	Enclos Porch	198	40.970	8,111
UAT	Upper Attic	169	72.680	12,284

Net Sketched Area:	2,707			Total:	339,773
Size Ad	1508	Gross Area	3214	FinArea	1508

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 159.0-0001-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	22x22	A	AV	2014	3.02	T	5	101			1,400			1,400

More:	N	Total Yard Items:	1,400	Total Special Featues:	
				Total:	1,400